



*CDC - Housing Authority of the City of National City  
Section 8 Rental Assistance Program*

***PUBLIC HOUSING AGENCY PLAN  
ANNUAL PLAN  
FOR  
FISCAL YEAR 2014***

This item will be heard during the City Agenda meeting on April 1, 2014, and is now open for public review (Feb. 16, 2014 to April 1, 2014).

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<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: Housing Authority of the City of National City PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2014 PHA Code: _____												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: 1123												
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  SEE ATTACHMENT												
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  SEEN ATTACHMENT												
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  SEE ATTACHMENT (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  SEE ATTACHMENT												
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.												
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.												
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.												
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.												
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.												

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>SEE ATTACHMENT</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>N/A</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>SEE ATTACHMENT</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>SEE ATTACHMENT</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

## **5.1 Mission**

To promote adequate and affordable housing, economic opportunity and suitable living environment free from discrimination to the low income households in the City of National City.

## **5.2 Goals and Objectives**

**PHA Goal: Expand the supply of assisted housing.**

**Objective:** Increase housing choices for families and individuals.

- Progress: Unable to meet this goal due to the U.S. government's sequestration which resulted in reduced funding. The U.S. Department of Housing and Urban Development (HUD) is encouraging every PHA's to reduce expenses by reducing its program size.

**PHA Goal: Improve the quality of assisted housing**

**Objective:** Maintain safe, decent, sanitary units and improve quality of life for residents living in assisted units.

- Progress: Maintained its high performer SEMAP score.

**PHA Goal: Increase assisted housing choices**

**Objective:** Balance service delivery in all housing market areas.

- Progress: Maintained communications with apartment associations in order to recruit new participating owners; continue to actively explore opportunities for housing conversion of affordable housing units within its jurisdiction.

**PHA Goal: Provide an improved living environment**

**Objective:** Maintain safe, decent, sanitary units and improve quality of life for residents living in assisted units.

- Progress: Maintained assistance to senior residents at Kimball Tower as well as Inter City Manor.

**PHA Goal: Promote self-sufficiency and asset development of families and individuals**

**Objective:** Create additional economic independence opportunities for families and individuals.

- Progress: Continued referrals to the National City Collaborative for supportive services to increase independence.

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

**Objective:** Promote equal housing opportunities.

- Progress: Fair housing programs and resources are included in all issuance briefings. Communication was

maintained with the San Diego Fair Housing Council, ensuring proper referrals for anyone alleging discrimination, whether an HCV participant or member of the public. The HACNC periodically meets with community property owners and management agents to provide them with information and encourage their participation in the Section 8 program. Tenants and landlords are educated regarding their responsibilities for compliance with affirmative fair housing policies.

**Other PHA Goals and Objectives:      Violence Against Women Act (VAWA)**  
**Prohibits the eviction of victims of domestic violence, dating violence, sexual assault, or stalking**

- The HACNC supports the goals of the VAWA Amendments and will comply with its requirements and will continue to administer its housing programs in ways that support and protect participants and applicants who maybe victims of domestic violence, dating violence, sexual assault or stalking.
- The HACNC will not take any adverse action against a participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.
- The HACNC will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other participants.
- The HACNC has developed policies and procedures to implement the requirements of VAWA. The victim or threatened victim of an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence. The HACNC may terminate the assistance/tenancy to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants. The HACNC may honor court orders regarding the rights of access or control of the property and orders issued to protect the victim and to address the distribution or possession of property among household members where the family "breaks up". There is no limitation on the ability of the HACNC to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence, or

stalking, other than the victim may not be subject to a "more demanding standard" than non-victims. There is no prohibition on the HACNC terminating assistance if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated". Any protection provided by the law which give greater protection to the victim are not superseded by these provisions. The HACNC may require certification by the victim of victim status on such forms as the HACNC and/or HUD shall prescribe or approve.

- Progress: Coordinated with the Police Department and the Department of Health and Human Services to identify and appropriately refer child or adult victim of domestic violence, dating violence, sexual assault, or stalking and place victims into existing community programs. Continued to review cases of possible domestic violence to ensure that applicants and participants are not denied housing assistance based on incidents in which they are victims of domestic violence, dating violence, sexual assault, or stalking.

The HACNC constantly updates its Section 8 Family and Landlord Handbooks and Administrative Plan with information on the Violence Against Women Act (VAWA) and the Enterprise Income Verification (EIV) System, as well as program policies, procedures, and regulations. The Family Handbooks are issued to new program participants at briefing and the Landlord Handbooks are provided to landlords at outreach events.

**Other PHA Goals and Objectives: Deter and eliminate program fraud**

- Progress: Remains committed to assuring that the proper level of benefits are received by all participating families, and that housing resources reach only income-eligible families so that program integrity can be maintained. Takes all steps necessary to prevent fraud, waste and mismanagement so program resources are utilized judiciously. Continued tenant counseling and providing detailed understanding of the program at issuance briefing and at every annual recertification and moves; utilized resources to prevent fraud such as EIV, credit reports, post office address verification, dependent children's school verification, and DMV checks.

## 6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

2. Financial Resources:

### **Statement of Financial Resources: Planned Sources and Uses**

	<b>Financial Resources Planned Sources and Uses</b>	
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2013 grants)</b>		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contribution to HCV	\$8,971,042	Section 8 Rental Assistance
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant	\$808,047	Provides affordable housing, revitalized neighborhoods, and creates employment opportunities
h) HOME	\$269,428	First time homebuyers assistance, single family rehabilitation, and multifamily acquisition/rehabilitation
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other Income (list below)</b>		
<b>5. Non-federal Sources (list below)</b>		
Redevelopment Housing Set-Aside Funds (estimated)		

Low Mod Income Housing Asset Fund	\$178,940	L & M housing and admin
<b>Total Resources</b>	<b>\$10,227,457</b>	

3. Financial Resources  
Rent Determination

Payment Standards

What is the PHA's payment standard?

At or above 90% of FMR

11. Fiscal Year Audit:

Year ended June 30, 2013 – The audit disclosed no instances of noncompliance or other matters that are required by auditors to be reported under OMB Circular A-133.

(b) Identify the specific location(s) where the public may obtain copies of the Annual Plan:

The PHA Plan is available on our website at [www.nationalcityca.gov](http://www.nationalcityca.gov) and at the below listed offices:

**Main administrative office of the PHA:**

Housing Authority of the City of National City  
Section 8 Rental Assistance Division  
140 E 12<sup>th</sup> Street, Suite B  
National City, CA 91950

**Main administrative office of local, county or State government:**

City of National City – City Hall  
City Clerk  
1243 National City Boulevard  
National City, CA 91950

**Public library**

City of National City  
Main Library  
1401 National City Boulevard  
National City, CA 91950

## 9.0 Housing Needs

The City of National City is a desirable location and is a draw for a diversity of people. The cost of living and rental costs are high. As a result, the need for affordable housing in the HACNC's jurisdiction is reflected by the number of applicants on the waiting list for the Section 8 Housing Voucher program. As of December 2013, the combined number of applicants seeking affordable housing assistance from the HACNC totaled 4,242 (refer to the Housing Needs Table, below). The HACNC waiting list data also confirms the need to assist a variety of households with differing demographics, including those with special needs (i.e., disabled, physically handicapped), as well as low income seniors on fixed incomes.

The HACNC's jurisdiction encompasses one Consolidated Plan jurisdiction.

### Housing Needs of Families on the PHA's Section Tenant-Based Assistance Waiting List

	# of Families	% of Total Families	Annual Turnover
Waiting list total	4242		20
Extremely low income ( $\leq 30\%$ AMI)	3571	84.18%	
Very low income ( $>30\%$ but $\leq 50\%$ AMI)	663	15.63%	
Low income ( $50\%$ but $\leq 80\%$ AMI)	8	0.19%	
Families with children	2451	57.78%	
Elderly families	1092	25.74%	
Families with disabilities	699	16.48%	
Hispanic	2865	67.54%	
Non-Hispanic	1377	32.46%	
American Indian/Alaska Native	24	0.57%	
Asian	625	14.73%	
Native Hawaiian/Pacific Islander	90	2.12%	
Black/African American	392	9.24%	
White	3111	73.34%	

## 10.0 Additional Information

(a) Progress in Meeting Mission and Goals.

See 5.2 above

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-year Plan:

A change that will substantially negatively impact a majority of Section 8 participants or waiting list applicants considered a substantial deviation from the 5-Year except when the change is determined to be necessary in order to comply with regulatory requirements, respond to funding constraints, or respond to a federally, state, or locally ordered emergency.

Significant Amendment or Modification to the Annual Plan:

A change that will substantially negatively impact a majority of Section 8 participants or waiting list applicants is considered a significant amendment or modification to the Annual Plan except when the change is determined to be necessary in order to comply with regulatory requirement, respond to funding constraints, or respond to a federally, state, or locally ordered emergency.